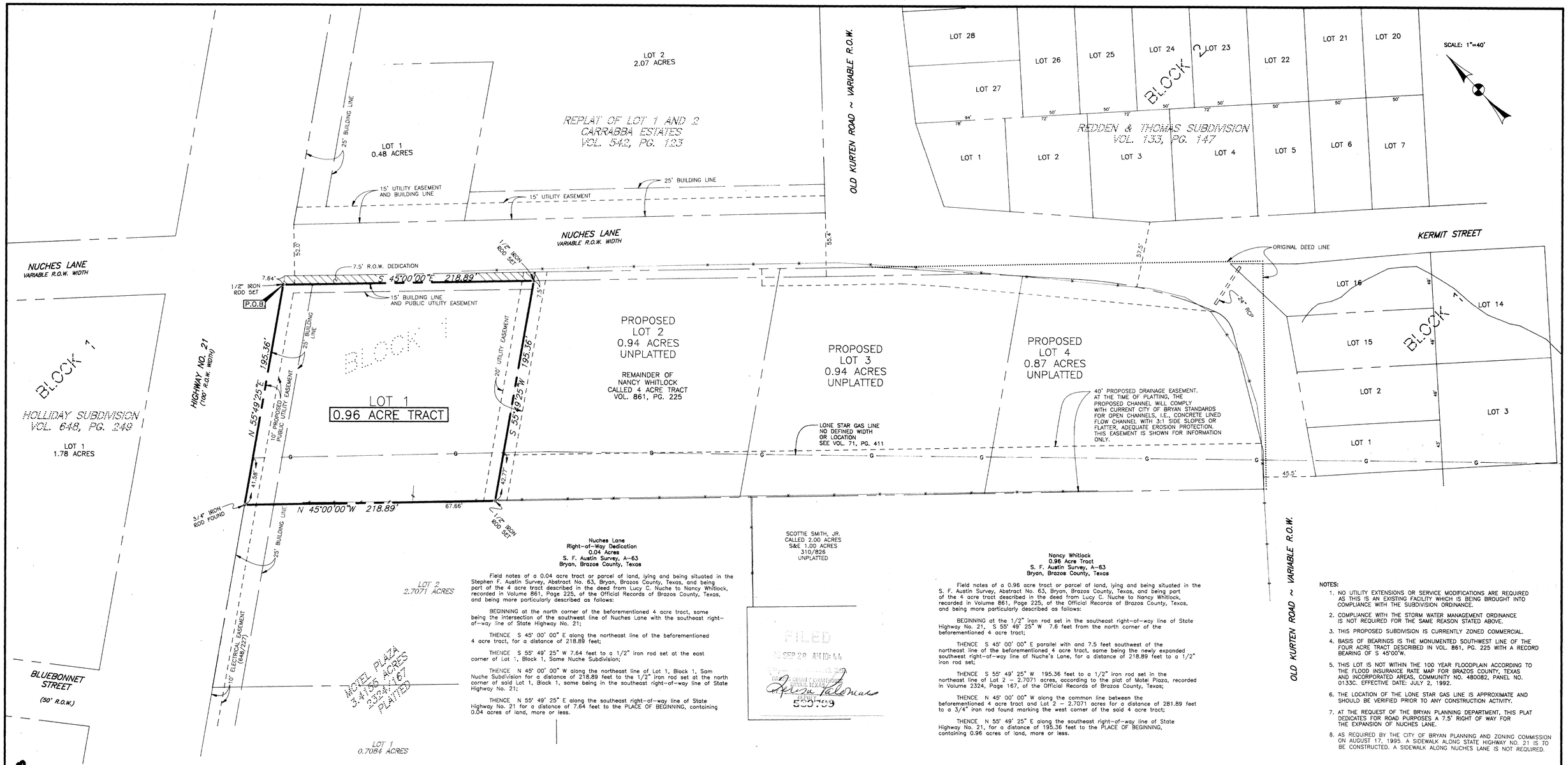


Nuches Lane
Right-of-Way Dedication
0.04 Acres
S. F. Austin Survey, A-63
Bryan, Brazos County, Texas

Field notes of a 0.04 acre tract or parcel of land, lying and being situated in the Stephen F. Austin Survey, Abstract No. 63, Bryan, Brazos County, Texas, and being part of the 4 acre tract described in the deed from Lucy C. Nuche to Nancy Whitlock, recorded in Volume 861, Page 225, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the north corner of the beforementioned 4 acre tract, same being the intersection of the southwest line of Nuches Lane with the southeast right-of-way line of State Highway No. 21;

THENCE S 45° 00' 00" E along the northeast line of the beforementioned 4 acre tract, for a distance of 218.89 feet;

THENCE S 55° 49' 25" W 7.64 feet to a 1/2" iron rod set at the east corner of Lot 1, Block 1, Same Nuche Subdivision;

THENCE N 45° 00' 00" W along the northeast line of Lot 1, Block 1, Sam Nuche Subdivision for a distance of 218.89 feet to the 1/2" iron rod set at the north corner of said Lot 1, Block 1, same being in the southeast right-of-way line of State Highway No. 21;

THENCE N 55° 49' 25" E along the southeast right-of-way line of State Highway No. 21 for a distance of 7.64 feet to the PLACE OF BEGINNING, containing 0.04 acres of land, more or less.

FILED
96 SEP 20 AM 10:44
BRYAN, TEXAS
EDITH
555709

Nancy Whitlock
0.96 Acre Tract
S. F. Austin Survey, A-63
Bryan, Brazos County, Texas

Field notes of a 0.96 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 63, Bryan, Brazos County, Texas, and being part of the 4 acre tract described in the deed from Lucy C. Nuche to Nancy Whitlock, recorded in Volume 861, Page 225, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 1/2" iron rod set in the southeast right-of-way line of State Highway No. 21, S 55° 49' 25" W 7.6 feet from the north corner of the beforementioned 4 acre tract;

THENCE S 45° 00' 00" E parallel with and 7.5 feet southwest of the northeast line of the beforementioned 4 acre tract, same being the newly expanded southwest right-of-way line of Nuche's Lane, for a distance of 218.89 feet to a 1/2" iron rod set;

THENCE S 55° 49' 25" W 195.36 feet to a 1/2" iron rod set in the northeast line of Lot 2 - 2.7071 acres, according to the plat of Motel Plaza, recorded in Volume 2324, Page 167, of the Official Records of Brazos County, Texas;

THENCE N 45° 00' 00" W along the common line between the beforementioned 4 acre tract and Lot 2 - 2.7071 acres for a distance of 281.89 feet to a 3/4" iron rod found marking the west corner of the said 4 acre tract;

THENCE N 55° 49' 25" E along the southeast right-of-way line of State Highway No. 21, for a distance of 195.36 feet to the PLACE OF BEGINNING, containing 0.96 acres of land, more or less.

NOTES:

1. NO UTILITY EXTENSIONS OR SERVICE MODIFICATIONS ARE REQUIRED AS THIS IS AN EXISTING FACILITY WHICH IS BEING BROUGHT INTO COMPLIANCE WITH THE SUBDIVISION ORDINANCE.
2. COMPLIANCE WITH THE STORM WATER MANAGEMENT ORDINANCE IS NOT REQUIRED FOR THE SAME REASON STATED ABOVE.
3. THIS PROPOSED SUBDIVISION IS CURRENTLY ZONED COMMERCIAL.
4. BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST LINE OF THE FOUR ACRE TRACT DESCRIBED IN VOL. 861, PG. 225 WITH A RECORD BEARING OF S 45°00'W.
5. THIS LOT IS NOT WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0133C. EFFECTIVE DATE: JULY 2, 1992.
6. THE LOCATION OF THE LONE STAR GAS LINE IS APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY.
7. AT THE REQUEST OF THE BRYAN PLANNING DEPARTMENT, THIS PLAT DEDICATES FOR ROAD PURPOSES A 7.5' RIGHT OF WAY FOR THE EXPANSION OF NUCHES LANE.
8. AS REQUIRED BY THE CITY OF BRYAN PLANNING AND ZONING COMMISSION ON AUGUST 17, 1995. A SIDEWALK ALONG STATE HIGHWAY NO. 21 IS TO BE CONSTRUCTED. A SIDEWALK ALONG NUCHES LANE IS NOT REQUIRED.

STATE OF TEXAS
REGISTERED
S.M. KLING
2003
PROFESSIONAL
LAND SURVEYOR

CERTIFICATE OF SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts or protrusions, except as shown hereon.

S. M. Kling, Reg. L.S. No. 2003

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, JOHN GODFREY Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly approved by the Commission of the City of Bryan on the 8TH day of JULY 1995.

Chairman of the Planning and Zoning Commission
City of Bryan, Texas

CERTIFICATE OF CITY PLANNER

I, Rafeek Shanaa, Phd., City Planner of the City of Bryan, hereby certify that the plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in this Ordinance.

Rafeek Shanaa, Phd., City Planner
City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Bruce Karr, P.E., City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Bruce Karr, P.E. - City Engineer
City of Bryan, Texas

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mary Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 22 day of September, 1995, in the Official Records of Brazos County, Texas, in Volume 2494 Page 237

Witness my hand and official seal, at my office in Bryan, Texas.

Mary Ann Ward by Karen M. Brown
Mary Ward, County Clerk, Brazos County

MARILYN S. DORSETT
Notary Public, State of Texas
My Commission Expires
OCT. 8, 1995

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nancy Whitlock, Owner and Developer of a part of the 4 acres, shown on this plat, as conveyed in Volume 861, Page 225, of the Official Records of Brazos County, Texas, and designated herein as Lot 1, Block 1, Sam Nuche Subdivision, in the City of Bryan, Texas, Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Nancy Whitlock
Owner - Nancy Whitlock

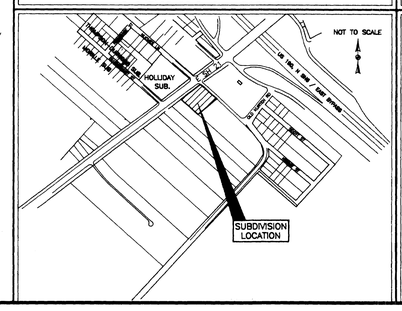
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personaly appeared Nancy Whitlock, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein stated.

Given under my hand and seal this 22nd day of September, 1995.

Marilyn S. Dorsett
Notary Public in and for the State of Texas
Printed Name: Marilyn S. Dorsett
My Commission Expires: 10-8-95

VICINITY MAP



FINAL PLAT

SAM NUCHE SUBDIVISION
PHASE ONE

0.96 ACRE TRACT

S.F. AUSTIN SURVEY, A-63
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
NANCY WHITLOCK
2700 BROADMOOR DRIVE
BRYAN, TEXAS 77802
(409) 774-4335

SCALE:1"=40' JULY, 1995

PREPARED BY:

KLING ENGINEERING & SURVEYING

4103 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.409/846-6212

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